**Increase in Urban Poor**

4571. SHRI BISHAMBHAR NATH PANDE: Will the Minister of URBAN DEVELOPMENT be pleased to refer to the news item appeared in the Hindustan Times dated 31st July, 1993 under the caption 'Urban Poor increasing' shoking that about 2/5th of the total urban population is living under poverty conditions inspite of the anti-poverty programmes implemented by Government; and

(b) if so, whether any study was conducted by Government to find out the loopholes in the system and to facilitate increase in the living conditions of Ihe urban poor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) and (b) On the basis of NSS 43rd Round (1987-88 data) it is estimated that about 41.8 million people are living below the poverty line. This forms approximately 20 per cent of the total urban population. For alleviating poverty in urban areas, the Government of India are running two schemes viz. the Nehru Rozgar Yojana for providing income generating activities and the Scheme of Urban Basic Services for the Poor (UBSP) for providing the social amenities. These Schemes are being reviewed and monitored on a regular basis with a view to remove bottlenecks and improve implementation.

**Introduction of Mass Rapid Transit System in Andhra Pradesh**

4572. SHRI V. HANUMANTHA RAO: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government propose to introduce Mass Rapid Transit System in Andhra Pradesh;

(b) whether it is a fact that Visakhapatnam Urban area is ideally suited for planning a mass Rapid Transit System; and

(c) if so, the steps being taken in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) Yes Sir, a Light Rail Transit System is proposed to be introduced in Hyderabad over a total route length of 23 Kms.

(b) and (c) Govt, of Andhra Pradesh has been requested to get a detailed transportation study conducted for Visakhapatnam .

**Registration of title deed in Metropolitan Cities**

4573. SHRI SATISH PRADHAN: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government are aware that in the Metropolitan Cities of Bombay, Delhi and Calcutta, the builders sell the apartments in newly constructed building without the registration of title deeds of apartments thus causing loss of revenue in stamps duty to Government;

(b) in the absence of title deeds, how are mutations of property decided in the event of death of the purchasers of apartments; and

(c) what steps Government propose to take in this direction?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) Yes, Sir.

(b) In the absence of title deeds, mutation of the property is not carried out.

(c) The Government has under its consideration comprehensive amendments to the Delhi Apartment Ownership Act to make it effective and enforceable. As far as other Sates/UTs are concrened a Model Apartment Ownership Act was formulated

and circulated to all the State Govts. UTs for enacting the legislation, which will have provisions to ensure the execution and registration of title deeds.

**Relewung of property acquired under R.A.I.P. Act, 1970**

4574. SHRI G Y. KRISHNAN: Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to UnStarred Question No. 2751 given in the Rajya Sabha on 23-3-1984 and state:

(a) whether it is a fact that properties requisitioned or deemed to be requisitioned are to be released after the expiry of 17 years of requisition under Requisitioning and Acquisitioned of Immovable Property Act, 1970 (Amendment):

(b) whether the properly requisitioned of freedom fighter helpless widow by the Municipal Corporation of Delhi since has been released in this Golden jubilee 'Quit India celebration Movement Year'; and

(c) if not, what steps Government have taken to get release of widow's property alternativeiy to allot some other site in lieu of this property so as to end gross injustice?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) With the amendment of The Requisitioning and Acquisition of Immovable Properties Act, in 1985, the total period of requisitioning has been raised to 17 years. Hence the requisitioned properties are to be derequisitioned after the expiry of 17 years of the requisitioning.

(b) and (c) Information is being collected and will be laid on the Table of the House.

**Promotion of cost effective housing designs**

4575. SHRI RAMDAS AGARWAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a- whether Government have worked out any acheme to develop and promote use of cost-effective standards housing design for each geo-climatic region, to promote maximum use of indigenous building materials and construction techniques, simplification of the housing finance procedure with affordable monthly instalments, for training, technology extension and skill upgradation and dissemination of information to the actual users;

(b) whether Government are aware that in 1991 the shortage of houses in the country was about 31 million units; if so, what steps Government have taken thereon providing land for various income groups during 1993-94; and

(c) what are the basic objectives of the national housing Policy and whether target has been set for construction of cost effective standardised houses?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) The various Research & Development (R&D) Institutions and Regional Research Laboratories have developed cost effective design and consturction technologies suitable for different geo-climatic regions in the country. The technologies are being disseminated to various parts of the country through the Building Centres set up under a Centrally-sponsored scheme launched during 1988-89. These centres are engaged in promoting the use of indigenous cost-effective building materials and construction techniques through demonstration training to local artisans and counselling to the house builders. Training in new low cost construction techniques to artisans and local youths is also imparted under Nehru Rozgar Yojana (NRY) in several States.

Significant changes were made by RBI in 1988 in regard to housing loans by scheduled commercial banks. Under revised norms, margins were reduced, interest rates were rationalised with affordable repayment schedule and relaxation allowed in security norms. Monthly instalments of HUDCO loans for various categories are quite affordable and loans